| 138.0 | 0003 | 0018.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,512,300 / 1,512,300 |
| | | | | | USE VALUE: | 1,512,300 / 1,512,300 |
| | | | | | ASSESSED: | 1,512,300 / 1,512,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 36 | | PLEASANT VIEW RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GISO JOCELYN PRESTON |
| Owner 2: | GISO BENJAMIN H |
| Owner 3: | |
| Street 1: | 36 PLEASANT VIEW ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CLIFFORD BRUCE F - |
| Owner 2: | CLIFFORD MICHELE - |
| Street 1: | 36 PLEASANT VIEW ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .242 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1937, having primarily Clapboard Exterior and 3227 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10545.000 | 849,600 | | 662,700 | 1,512,300 |
| Total Card | 0.242 | 849,600 | | 662,700 | 1,512,300 |
| Total Parcel | 0.242 | 849,600 | | 662,700 | 1,512,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.64 /Parcel: 468.64

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 88657

**GIS Ref**

**GIS Ref**

**Insp Date** 03/10/21

!10687!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 138.0-0003-0018.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 849,600 | 0 | 10,545. | 662,700 | 1,512,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 712,100 | 0 | 10,545. | 662,700 | 1,374,800 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 712,100 | 0 | 10,545. | 662,700 | 1,374,800 | 1,374,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 534,200 | 0 | 10,545. | 699,500 | 1,233,700 | 1,233,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 534,200 | 0 | 10,545. | 515,400 | 1,049,600 | 1,049,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 534,200 | 0 | 10,545. | 493,400 | 1,027,600 | 1,027,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 534,200 | 0 | 10,545. | 456,500 | 990,700 | 990,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 468,400 | 0 | 10,545. | 382,900 | 851,300 | 851,300 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 11:11:27 |

**LAST REV**

| Date | Time |
|---|---|
| 08/30/21 | 11:09:55 |
| danam | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10687

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CLIFFORD BRUCE | 77549-280 | | 4/20/2021 | | 1,800,000 | No | No | | |
| CLIFFORD BRUCE | 39016-69 | | 5/1/2003 | Family | 1 | No | No | | |
| PHISTER EUNICE | 26373-5 | | 6/3/1996 | | 285,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 88657 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/14/2000 | 276 | Dormers | 6,600 | C | | | | ADD 4 GABLE DORMER |
| 11/4/1998 | 761 | Manual | 5,000 | | | | | CLAPBOARD EXTERIOR |
| 2/22/1920 | 359 | | 25,000 | | | | | EXTEND KIT/NEW GAR |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/23/2021 | SQ Mailed | MM | Mary M |
| 3/10/2021 | Measured | DGM | D Mann |
| 9/1/2017 | MEAS&NOTICE | HS | Hanne S |
| 2/24/2009 | Measured | 372 | PATRIOT |
| 11/18/1999 | Mailer Sent | | |
| 11/9/1999 | Measured | 263 | PATRIOT |
| 3/5/1998 | | CM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10545 | | Sq. Ft. | Site | | 0 | 90. | 0.70 | 10 | | | | | | | | | 662,712 | | | | | | 662,700 | |

| Total AC/HA: | 0.24208 | Total SF/SM: | 10545 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 662,712 | Spl Credit | | Total: | 662,700 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 9 - Contemporary | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 1937 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 0.97537959 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 121.910 |
| Other Features: | 136131 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 890577 |
| Depreciation: | 40967 |
| Depreciated Total: | 849611 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 9 | BRs: | 4 | Baths: | 2 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

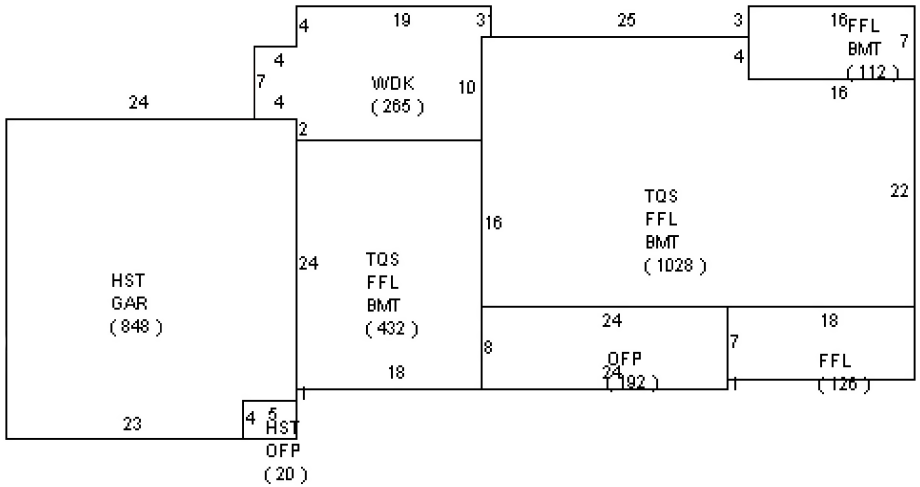
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | M |
| Totals | | | |
| 1 | 9 | 4 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 177.99 |
| Special Features: | 0 | Val/Su Net: | 138.73 |
| Final Total: | 849600 | Val/Su SzAd | 263.28 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,698 | 121.910 | 207,004 |
| BMT | Basement | 1,572 | 36.570 | 57,493 |
| TQS | 3/4 Story | 1,095 | 121.910 | 133,492 |
| GAR | Garage | 848 | 17.950 | 15,218 |
| HST | Half Story | 434 | 121.910 | 52,909 |
| WDK | Deck | 265 | 9.770 | 2,590 |
| OFP | Open Porch | 212 | 24.280 | 5,147 |
| | Net Sketched Area: | 6,124 | Total: | 473,853 |
| Size Ad | 3227 | Gross Area | 6923 | FinArea 3227 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

138.0-0003-0018.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 4X6 | A | AV | 2010 | 0.00 | T | 7.2 | 101 | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |